

# 4 Hawkesbury Crescent, Farrer, ACT 2607

## Sold House

Wednesday, 12 June 2024



4 Hawkesbury Crescent, Farrer, ACT 2607

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 850 m2

Type: House



Anthony McCormack  
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Alex Addison  
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**\$1,300,000**

Prestigiously placed on Farrer's most premier street and surrounded by quality homes, this spacious family residence is built for first class contemporary living. It has a leafy outlook and enjoys easy access to the CBD. The previous owner and her children enjoyed 8 lovely years in this gorgeous property. It will be remembered fondly by the fabulous hydronic heating that warmed the house before rising; warm, cosy nights watching movies in front of the fireplace; the red and white roses in the front yard bursting in colour every Spring, and the many cocktails made on the bar in the beautiful kitchen and enjoyed on the decks with friends throughout Summer. The other major attraction for the family was the Farrer reserve behind Hawkesbury crescent for horse riding, push bikes, jogging or walking the dogs.

**FEATURES**

- Large family home in a sought-after street in Farrer
- Split level-design
- Spacious, open plan family and dining area
- Updated family-sized chef's kitchen with quality appliances and ample cupboard and bench space, and walk-in pantry
- Separate rumpus room or formal living area with wood fireplace and access to private deck area
- Four oversized bedrooms, all with built-in wardrobes
- Fourth bedroom also suitable as a home office space, with access to the deck
- Large main bathroom with separate toilet
- Combined second bathroom and laundry
- Ceilings fans in all bedrooms
- Gas hydronic heating throughout
- Wall heaters in all rooms
- New carpets in all bedrooms and sunken lounge
- Wooden floor boards in kitchen
- Ample storage space
- Enclosed carport with automatic door
- Large rear outdoor entertaining decks (tri-level), partially undercover
- Backyard with established gardens and firewood shed
- Side access to backyard from both sides
- Walking distance to Farrer Primary School and Farrer shops
- Short drive to Southlands shopping centre, The Canberra Hospital, Melrose High School, Marist College and Westfield Woden
- Easy access to arterial roads to all areas of the city
- Fabulous reserve behind Hawkesbury - great for long walks with the dog

**STATISTICS** (all figures are approximate)

EER: 1.5 Living Area: 204m<sup>2</sup> Enclosed Carport Area: 40m<sup>2</sup> Land Size: 850m<sup>2</sup> Construction: 1971 Land Value: \$886,000 (2023) Rates: \$1,099/quarter Land Tax: \$2,002/quarter (only applicable if not primary residence)